



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 16, 2005

IN REPLY PLEASE
REFER TO FILE: LD-1

Mr. Keyhan Shokouhi
P.O. Box 3012
Santa Monica, CA 90408-3012

Dear Mr. Shokouhi:

OFF-SITE REQUIREMENTS

**DO NOT ISSUE CERTIFICATE OF OCCUPANCY
BEFORE OFF-SITE REQUIREMENTS
AND ROAD DEEDS ARE COMPLETED**

**10066 AND 10076 MILLS AVENUE
BUILDING PERMIT NO. B0409130017
ASSESSOR'S MAP BOOK NO. 5239, PAGE 21, PARCELS 4 AND 39**

The Zoning Ordinance (Title 22 of the Los Angeles County Code) requires street dedication and improvements before any building or structure can be used on a lot that adjoins a highway, street, or alley. As part of the building permit, any right of way necessary for road widening of the half of the road adjoining the lot must be dedicated and any necessary road improvements must be constructed in conformity with Public Works' standards.

Your application on file for the property located at 10066 and 10076 Mills Avenue is subject to the provisions of the Zoning Ordinance. Therefore, before the site can be used, the requirements on the enclosed "Agreement to Improve" must be satisfied.

Please execute and return the enclosed "Agreement to Improve" to the Building and Safety Division (South Whittier District Office) prior to the issuance of your building permit. The signature on the document must be notarized.

Note: Dedication of right of way and limited vehicular for Mills Avenue is required for this site. Deeds will be prepared by our Mapping & Property Management Division and will be sent under separate cover as soon as they are ready. Occupancy will not be granted until all requirements are met and the Deeds have been executed.

A copy of this letter has been sent to our Building and Safety Division (East Los Angeles District Office) and the Department of Regional Planning to provide the requested road clearance for your application.

Mr. Keyhan Shokouhi
February 1, 2005
Page 2

A permit from our Construction Division and a street improvement plan will be required for any roadwork. It is suggested that any plans needed for obtaining the permit be submitted to Land Development Division, Subdivision Management Section, as soon as possible to allow the maximum time for processing and approval. Additional information regarding procedures and requirements may be obtained by contacting Mr. Ruben Cruz at (626) 458-4910.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works



LETTY SCHLEIKORN
Subdivision Management Section
Land Development Division

RC:ca
P:\LDPUB\General\SUBMGT\PERMITS\IR-3\MILLSAVE10076.DOC

Enc.

- cc: Department of Regional Planning (Sorin Alexanian)
- bc: Building and Safety (Patel, Harris, South Whittier)
Construction (Parsons – PO 4, Permits and Subdivision)
Mapping & Property Management (Engineering)
Traffic and Lighting (Street Lighting)

February 16, 2005

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
AGREEMENT TO IMPROVE
ADJACENT HIGHWAYS, STREETS, OR ALLEYS**

The undersigned certifies that he is the owner in fee simple of the property described:

Assessor's Map Book No. 8152, page 6, Parcels 4 and 39

10066 and 10076 Mills Avenue

Street Address

and hereby agrees to construct the following road improvements as specified in the Zoning Ordinance in accordance with the standards of Public Works:

1. Dedicate limited vehicular access on Mills Avenue.
2. Dedicate 40 feet from the approved centerline on Mills Avenue.
3. Dedicate a property corner radius of 13 feet at the intersection of Mills Avenue and Broadway.
4. Provide street lights on concrete poles with underground wiring along the property frontage on Mills Avenue and Broadway to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. The proposed project or portions of the proposed project are not within an existing lighting district. Annexation is required.

Upon issuance of an "Agreement to Improve," the applicant shall comply with conditions listed below in order for the lighting district to pay for the future operation and maintenance of the streetlights. Conditions 1), 2), and 3) shall apply for projects subject to annexation. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.

- 1) Request Street Lighting Section to commence annexation and levy of assessment balloting proceedings.

February 16, 2005

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
AGREEMENT TO IMPROVE
ADJACENT HIGHWAYS, STREETS, OR ALLEYS**

The undersigned certifies that he is the owner in fee simple of the property described:

Assessor's Map Book No. 8152, page 6, Parcels 4, 37, 38, 39, and 40

10066 and 10076 Mills Avenue

Street Address

- 2) Provide business/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
- 3) Submit map of the proposed project including any roadways conditioned for street lights to the Street Lighting Section. Contact the Street Lighting Section for map requirements and/or questions you may have at (626) 300-4726.

The assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.

February 16, 2005

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
AGREEMENT TO IMPROVE
ADJACENT HIGHWAYS, STREETS, OR ALLEYS**

The undersigned certifies that he is the owner in fee simple of the property described:

Assessor's Map Book No. 8152, page 6, Parcels 4, 37, 38, 39, and 40

10066 and 10076 Mills Avenue

Street Address

5. Repair any displaced, broken, or damaged curb, gutter, driveway apron, and sidewalk on Mills Avenue and Broadway.
6. Close all unused driveways with standard curb, gutter, and sidewalk on Mills Avenue and Broadway
7. Construct standard curb ramp at the intersection of Mills Avenue and Broadway to the satisfaction of Public Works.
8. Plant and maintain street trees on Mills Avenue and Broadway.
9. Repair and replace all improvements damaged during construction along the property frontage to the satisfaction of the Public Works.

It is further agreed that the building(s) to be constructed, altered, or enlarged as shown on plans filed with the Department of Public Works, Building and Safety Division, occupancy will not be granted until all requirements are met and the required Deeds have been executed. The owner also agrees to enter into a new secured agreement to guarantee the aforementioned road improvements should the County agree to issue occupancy prior to the completion of said road improvement.

Owner(s)

Mailing Address

**ALL SIGNATURES TO BE ACKNOWLEDGED
BEFORE A NOTARY PUBLIC**